

# City of Lynchburg, Virginia

**Parcel ID:** 08312004  
**Property Address:** 2857 TRIANGLE PL  
LYNCHBURG, VA 24501  
**Property Class:** RESIDENTIAL - SINGLE FAMILY  
**Owner's Name:** CDR LLC, A VA LIMITED LIABILITY CO  
**Mailing Address:** PO BOX 990  
STAUNTON, VA 24402-0990



## General Information

**Property Class:** 101, RESIDENTIAL - SINGLE FAMILY  
**Legal Description:** HIGHLAND PARK BLK 7 #14  
**Legal Acreage:** 0.00000  
**GIS Acreage:** 0.18  
**Land Square Footage:**  
**Land Frontage:** 50  
**Land Depth:** 165

## Special Assessments

**Participation in Land Use:** NO  
**Land Use Deferral Amount:**  
**Participant in Rehab Program:** NO  
**Exempt Amount:**  
**Ending (June 30)**

## Schools

**Elementary School:** WM Bass Elementary  
**Middle School:** Sandusky Middle  
**High School:** Heritage High

## Assessment Information

Valuation as of:	July 1, 2004	July 1, 2005	July 1, 2006	July 1, 2007	July 1, 2008	July 1, 2009
Land Value:	\$1,800	\$3,500	\$3,500	\$4,000	\$4,000	\$4,000
Improvement Value:	\$33,500	\$31,800	\$31,800	\$36,200	\$36,200	\$36,700
Total Value:	\$35,300	\$35,300	\$35,300	\$40,200	\$40,200	\$40,700

## Ownership History

Grantor	Sale Date	Sale Price	Doc # or Deed Book/Pg
JOHNSTON, LEWIS D III	02/05/1998	\$118,045	1022 659
		\$0	
		\$0	

## Improvements

<b>Building Type:</b> 2.0 STORY	<b># of Bedrooms:</b>	<b>Fireplaces:</b> NO
<b>Type of Struct:</b> DWELLING	<b># of Full Baths:</b> 1	<b>Open Porch Sq Ft:</b> 111
<b># of Stories:</b> 2.0	<b># of Half Baths:</b> 0	<b>Encl Porch Sq Ft:</b>
<b>Year Built:</b> 1910	<b>Foundation:</b> Full Crawl	<b>Patio/Deck Sq Ft:</b>
<b>Fin Sq Ft:</b> 931	<b>Frame:</b> Vinyl Siding	<b>Att Garage Sq Ft:</b>
<b>Basement Sq Ft:</b>	<b>Exterior Wall:</b>	<b>Att Carport Sq Ft:</b>
<b>Fin Basement Sq Ft:</b>	<b>Roof Type:</b> Gable	<b>Det Garage Sq Ft:</b>
<b>Fin Attic Sq Ft:</b>	<b>Roof Material:</b> Comp sh to 235#	<b>Outbuildings:</b> Residential Shed -
<b>Tot Fin Sq Ft:</b> 931	<b>Heat Type:</b> Forced Hot Air	
<b># of Rooms:</b> 5	<b>Air Cond:</b> N	

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## Current Property Tax

Current Year:	Date Due	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
Installment #1	11/16/09	\$106.83	\$0.00	\$0.00	\$106.83	\$0.00	\$0.00	11/16/2009	\$0.00
Installment #2	01/15/10	\$106.83	\$0.00	\$0.00	\$106.83	\$0.00	\$0.00	11/16/2009	\$0.00
Installment #3	03/15/10	\$106.83	\$0.00	\$0.00	\$106.83	\$0.00	\$0.00	11/16/2009	\$0.00
Installment #4	05/17/10	\$106.86	\$0.00	\$0.00	\$106.86	\$0.00	\$0.00	11/16/2009	\$0.00

## Previous Property Tax

Previous Year:	Tax Billed	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2008	\$422.10	\$10.55	\$0.97	\$422.10	\$10.55	\$0.97	12/18/2008	\$0.00
2007	\$422.10	\$0.00	\$0.00	\$422.10	\$0.00	\$0.00	10/12/2007	\$0.00
2006	\$391.83	\$9.80	\$0.08	\$391.83	\$9.80	\$0.08	05/10/2007	\$0.00
2005	\$391.83	\$0.00	\$0.00	\$391.83	\$0.00	\$0.00	05/16/2006	\$0.00

## Recent Sales by Neighborhood (Top 15 - Where Available)

Parcel ID	Property Address	Recorded Sale Date	Sale Amount	Sale Type	Seller's Name	Buyer's Name	Instrument Number
11029011	1709 ARKANSAS AVE	2009-11-24	\$110,000	IMPROVED	DREHER, RALPH A & LINDA L	MOSLEY, ANTHONY R	090008498
08305004	2807 HERBERT ST	2009-11-05	\$4,600	LAND	FAIRVIEW CHRISTIAN CHURCH TRS	ZECHINI, RICHARD R	090008121
11020013	3330 CAMPBELL AVE	2009-11-02	\$89,600	IMPROVED	STANOVICH, STEVEN M & WHITEHURST,	STOKES, CHRISTOPHER J	090008012
11011008	2223 DUKE ST	2009-10-26	\$47,900	IMPROVED	BAILEY, RICHARD L REVOCABLE LIV TR	KURTZ, RITA D	090007795
05021003	2424 MORSON ST	2009-10-26	\$13,500	LAND	EPPERSON, WILLIAM A ESTATE	SMITH, RONALD W & GINA C	090007802
08320006	2301 FAIRVIEW AVE	2009-10-16	\$35,000	IMPROVED	COLEMAN, CLARENCE W JR & GLORIA F	WILLIAMS, REGINALD D	090007566
08305015	2813 HERBERT ST	2009-09-02	\$37,500	IMPROVED	HSBC BANK USA NATIONAL ASSOC	D & D LAND HOLDINGS LLC	090006491
11002031	2114 CRAIG ST	2009-08-11	\$73,500	IMPROVED	MUNIZ, THOMAS F	HUNKLEY, RUSSELL P & NINA LEE	090005887
05023002	2513 MORSON ST	2009-04-29	\$62,500	IMPROVED	LEVAN, MICHAEL	BLAIR, LEOLA	090002850
11024017	1915 RIDGE AVE	2009-02-19	\$56,100	LAND	HOUSING & URBAN DEVEL SECRETARY OF	NEIGHBORS, DAVID A	090001036
08312021	1965 SEABURY AVE	2008-11-07	\$44,000	IMPROVED	HYLTON, AARON & NETTIE R	MEYER, CASEY ADAM	080009289
11009006	3213 CAMPBELL AVE	2008-09-25	\$74,000	IMPROVED	PARSONS, THOMAS J & DOROTHY W	COMAR, RICHARD A & HEMEON, JAMIE	080008251
11031012	1905 RIDGE AVE	2008-09-18	\$57,500	IMPROVED	J P MORGAN CHASE BANK, NA	ERNEST, TIMOTHY & KIMBERLY	080008091
08319012	2330 FAIRVIEW AVE	2008-09-12	\$83,000	IMPROVED	GILBERT, RAYMOND T	QUARLES, DERRICK C & CANTRELL,	080007978
11027001	1756 TEXAS AVE	2008-07-23	\$84,000	IMPROVED	PEMBERTON, GENE T JR & KARLA S	PETTINGER, BRETT J & BRADSHAW,	080006477

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# The City of Lynchburg, VA

## Legend



Corporate Limit

Addresses

Street Labels

Vacation



Parcels

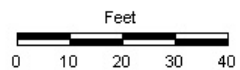
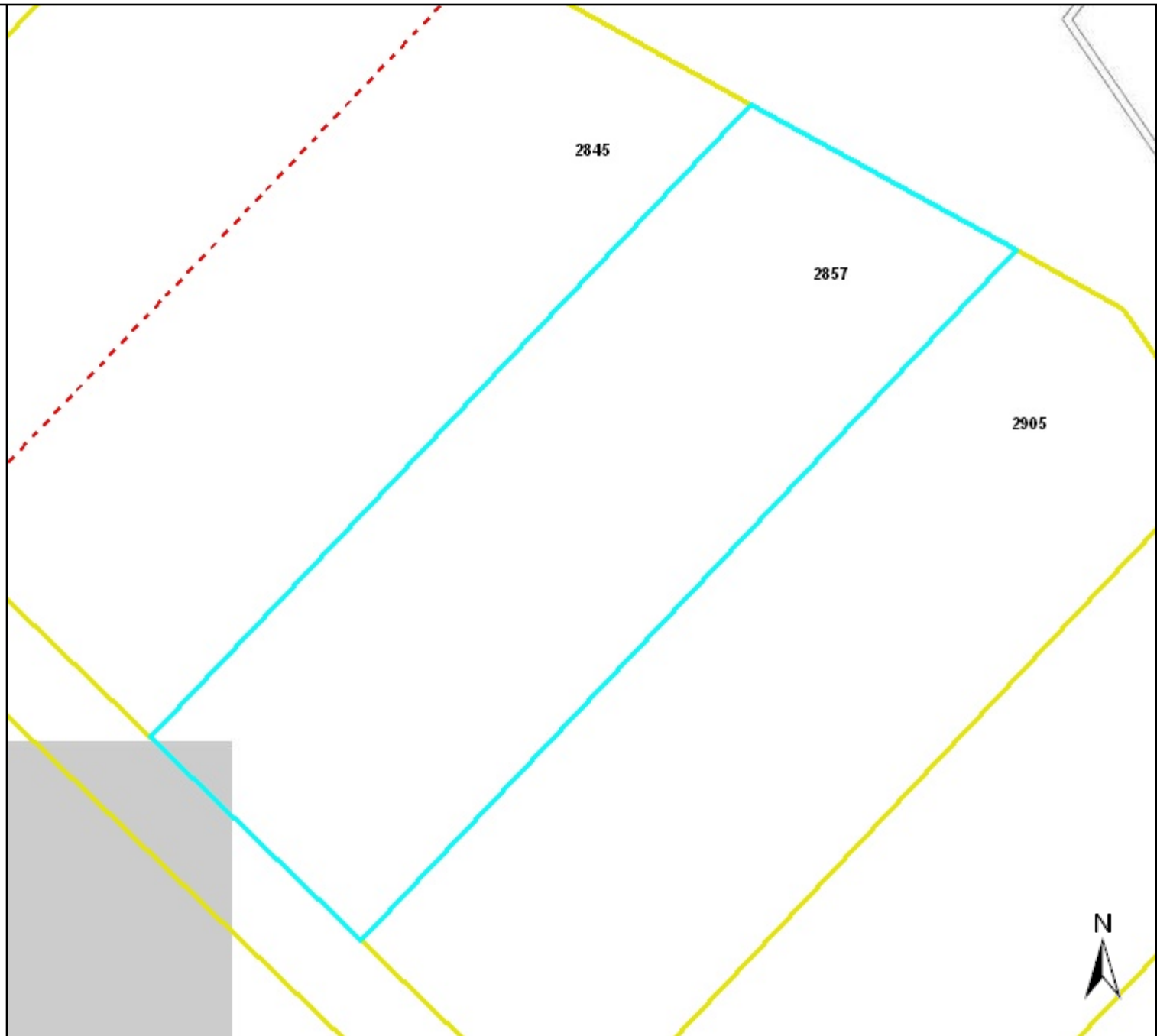
Legal Lot Line



Legal Lot Line



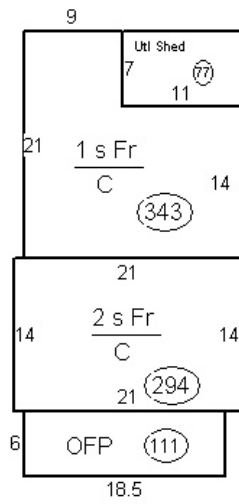
Vacated Right of Way



Date: 12/6/2009

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and the city of Lynchburg is not responsible for its accuracy or how current it may be.





Property Sketch